



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



12 Pilgrims Close

, Worthing, BN14 7LP

Asking price £425,000

Freehold Council Tax Band C



5



2



2



D

A versatile and spacious FOUR/FIVE bedroom family home extended over three floors.

In brief the accommodation comprises entrance hall into bay fronted lounge, with arch opening onto dining room and return door to modern fitted kitchen with a large under stairs storage cupboard. To the first floor there are two good size bedroom and a study with a modern bathroom and separate w/c.

To the second floor are a further two bedrooms (bedroom four with skellings) and luxury fitted shower room with jacuzzi shower.

Externally the front garden is laid to lawn whilst the rear garden has been landscaped with Indian sandstone patio, large areas of lawn and a garden cabin/workshop at the rear. There is also a garage with up & over door in nearby compound.

Other benefits include double glazing and gas central heating. In our opinion internal viewing is considered essential to appreciate the overall versatility of this fantastic family home.

Situated in Pilgrims Close the property is conveniently located close to West Worthing railway station which gives great links to most major towns and cities. Buses also serve the area, and Worthing town centre with it's more comprehensive range of pedestrianised shopping facilities, bars and cafés is approximately two miles distance.

Composite front door into entrance hall

Bay fronted lounge  
16'4 x 13'11 (4.98m x 4.24m)





Dining area  
8'7 x 8'8 (2.62m x 2.64m)

Modern fitted kitchen  
7'10 x 7'8 (2.39m x 2.34m)

Understairs storage cupboard

Bedroom one  
14'0 x 12'8 (4.27m x 3.86m)

Bedroom two  
12'5 x 12'0 (3.78m x 3.66m)

Stairs to first floor landing  
14'0 x 12'8 (4.27m x 3.86m)

Study  
5'11 x 5'7 (1.80m x 1.70m)

White family bathroom

Separate w/c

Stairs to second floor landing

Bedroom three  
12'6 x 11'9 (3.81m x 3.58m)

Bedroom four  
14'10 x 7'6 (4.52m x 2.29m)

Modern fitted shower room  
8'0 x 5'10 (2.44m x 1.78m)

Landscaped rear garden

Garden cabin

Front garden

Garage in compound



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

